

**Nama's Temple  
Townhomes Final Plat**  
FY-24-41-PLT

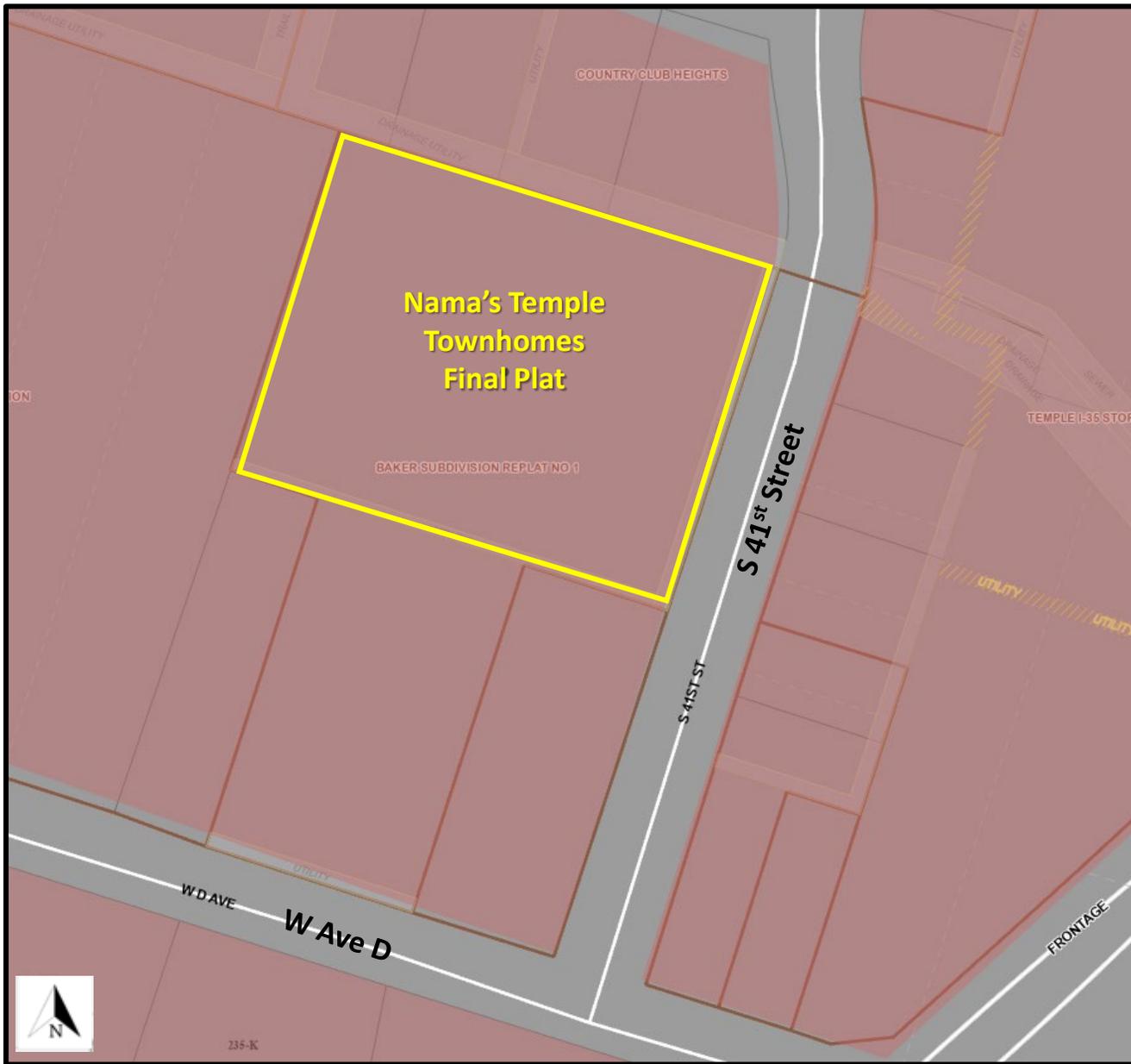
**Vicinity Map**

202 S 41<sup>st</sup> Street  
Temple, TX

- Streets
-  EXPRESSWAY
  -  MAJOR ARTERIAL
  -  COLLECTOR
  -  LOCAL STREET
  -  MINOR ARTERIAL
  -  PRIVATE
  -  RAMP







**Nama's Temple  
Townhomes  
FY-24-41-PLT**

**Future Land Use,  
Thoroughfare &  
Trails Master  
Plan**

202 S 41<sup>st</sup> Street  
Temple, TX

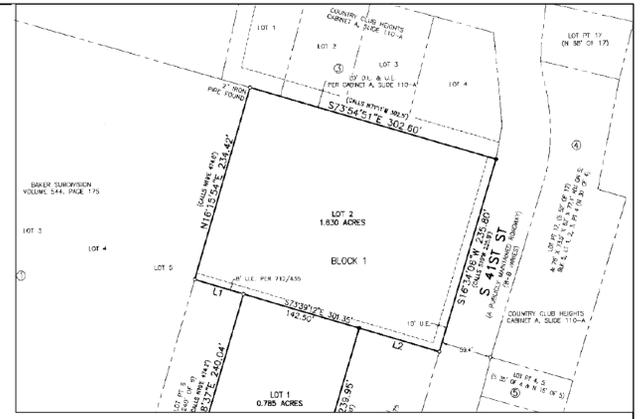
- FutureLUP\_2020  
Regional Commercial
- ThoroughfarePlan\_2020  
n/a
- Trails Master Plan  
n/a



235-K



**FINAL PLAT**  
**NAMA'S TEMPLE TOWNHOMES**  
**REPLAT OF LOT 2, BLOCK 1, BAKER SUBDIVISION REPLAT NO. 1**  
 A subdivision within the City of Temple  
 1.630 acres out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas



ORIGINAL LAYOUT: BAKER SUBDIVISION REPLAT NO. 1  
 DOC. NO. 2024021528, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28.00'	30.91'	N 48°11'54"E	29.35'
C2	28.00'	30.82'	N 15°02'11"W	29.35'

- NOTES:**
- The bearings recited herein are grid bearings derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. All coordinates are referenced to the City of Temple survey monument #100, which bears S 44°51'10" W, 2083.78 feet from the P.O.B.
  - No portion of this tract is shown to be within a Special Flood Zone Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0355E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
  - Building setback lines shall comply with the City of Temple's zoning ordinance, unless otherwise noted on this plat.
  - Utility providers are as follows: Water = City of Temple, Wastewater = City of Temple, Electric = Oncor
  - Legal Field Notes accompany this plat.
  - Tract A is to be owned and maintained by the HOA; however, the water and wastewater within the P.U.E. are City owned and maintained.
  - The entirety of Tract A is for private access, private drainage & public utility easements.
  - 5' sidewalk in front of property along 41st Street is to be built by developer.
  - The purpose of this replat is to subdivide Lot 2 Block 1 for residential use.
  - A 4' sidewalk is required on both sides of Nama Way to be built with home construction. Said sidewalk shall be owned and maintained by the HOA.
  - Both sides of Nama Way and Rojas Ave shall be striped as Fire Lane.
  - Fences along the west side of Lots 11 and 12 must remain a minimum distance of 5 feet from the property line. Fences shall also be clear of any drainage easements.

**OWNER/DEVELOPER:**  
 Texaplex Builders, LLC,  
 a Texas limited liability company  
 3301 Twanna Drive  
 Leander, Texas 78641

**ENGINEER:**  
 Republic Engineering & Development Services  
 P.O. Box 3123  
 Harker Heights, Texas 76548

**SURVEYOR:**  
 Frobish Land Surveying, PLLC  
 P.O. Box 1411  
 Belton, Texas 76513

**PROJECT SPECS:**  
 TOTAL LOTS = 22  
 TOTAL TRACTS = 1  
 TOTAL BLOCKS = 1  
 TOTAL ACREAGE = 1.630

**BENCHMARK:**  
 CITY OF TEMPLE SURVEY MONUMENT #100  
 Bears S 44°51'10" W, 2083.78 feet from P.O.B.  
 Published GPS coordinates based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203:  
 N = 10374530.04  
 E = 3224171.53

- LEGEND:**
- A.E. = ACCESS EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - B.B. = BACK TO BACK OF CURB
  - D.E. = DRAINAGE EASEMENT
  - P.O.B. = POINT OF BEGINNING
  - U.E. = UTILITY EASEMENT
  - R.O.W. = RIGHT OF WAY
  - W.W.E. = WASTEWATER EASEMENT
  - = CORNER MONUMENT FOUND

**BELL COUNTY CLERK**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



STATE OF TEXAS  
 COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that **TEXAPLEX BUILDERS, LLC**, a Texas limited liability company, being the owner of the land shown on this plat designated as **NAMA'S TEMPLE TOWNHOMES**, being a 1.630 acre tract of land out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas, and being all of Lot 2, Block 1, Baker Subdivision Replat No. 1 as described by a deed to said owner, recorded in Document No. 2024021528, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recording of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: \_\_\_\_\_  
**Sandeep Nama**  
 Manager of Texaplex Builders, LLC,  
 a Texas limited liability company, on behalf of said company.

STATE OF TEXAS  
 COUNTY OF BELL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Sandeep Nama, Manager of Texaplex Builders, LLC, a Texas limited liability company, on behalf of said company.

Notary Public for the State of Texas  
 My Commission Expires: \_\_\_\_\_

**CITY OF TEMPLE**  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Temple, Texas.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of Council of the City of Temple, Texas.

City Secretary \_\_\_\_\_

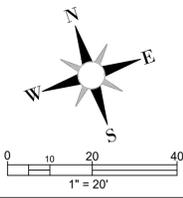
**TAX CERTIFICATION**  
 THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
 BELL COUNTY TAX APPRAISAL DISTRICT

BY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 KNOW ALL BY THESE MEN PRESENTS:  
 I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

*Luther E. Frobish* 12/17/2024  
 Luther E. Frobish  
 Registered Professional Land Surveyor  
 State of Texas No. 6200





**WATER NOTES:**

1. ALL WATERLINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF TEMPLE STANDARDS AND SPECIFICATIONS.
3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
4. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF TEMPLE STANDARD DETAIL.
5. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
6. WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
7. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
8. WATER SERVICES SYMBOL ARE FOR REPRESENTATION ONLY. FINAL PLACEMENT OF METER LOCATION SHALL BE PER CITY OF TEMPLE'S DETAILS.
9. SEE SHEETS 17-18 FOR WATER DETAILS.

**!!! CAUTION !!!**  
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.  
Call before you dig.**

**LEGEND**

- EXISTING WATER LINE — 6 W —
- PROPOSED WATER LINE — 6 W —
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	06/11/2024

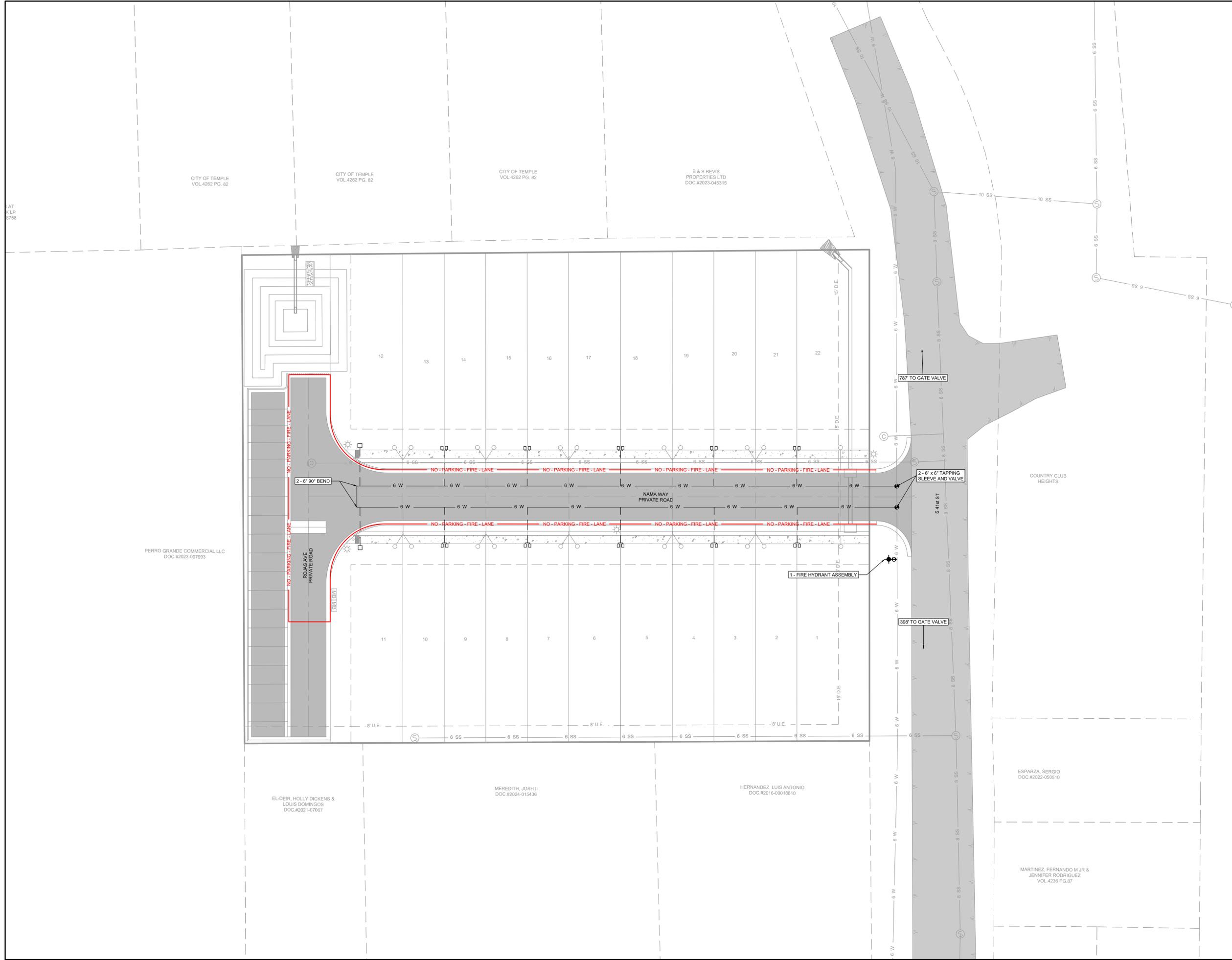


**41st STREET TOWNHOMES**

**WATER LAYOUT**

SIGNATURE	DATE
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TYLER FREESE, P.E. 127376 ON 06/11/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DESIGN	TWF
	DRAFTED	TWF
	CHECKED	CMH
	PROJECT #	24-076-001
	DRAWING #	<b>8</b>



CITY OF TEMPLE VOL.4262 PG. 82

CITY OF TEMPLE VOL.4262 PG. 82

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B & S REVIS PROPERTIES LTD DOC.#2023-045315

PERRO GRANDE COMMERCIAL LLC DOC.#2023-007993

EL-DEIR, HOLLY DICKENS & LOUIS DOMINGOS DOC.#2021-07067

MEREDITH, JOSH II DOC.#2024-015436

HERNANDEZ, LUIS ANTONIO DOC.#2016-00018810

ESPARZA, SERGIO DOC.#2022-050510

MARTINEZ, FERNANDO M JR & JENNIFER RODRIGUEZ VOL.4236 PG.87

AT KLP 8758

